

DRAFT Minutes of Planning Commission Meeting June 16, 2014

Roll Call: 7:00 pm

Planning Commissioners present were Jeffrey, Beal, Donahue and Dollenmaier. Michele Braun was present as Clerk.

Members of the Public Present:

Andrew Davis – *4715 Wellington, Montreal QC H4G 1X2*

Charles Menard -*1623 Warren Mountain, Roxbury, VT*

Bob Lord- *P.O. Box 763, Barre, VT 05641*

Chris Bean- *35 Cole Ave, Northfield, VT 05663*

Approval of Minutes

Donahue moved to approve the minutes of Meeting 14-05, May 05, 2014; Beal seconded the motion. **The motion passed 4-0-0.**

Donahue moved to approve the minutes of Meeting 14-05, May 19, 2014; Beal seconded the motion. **The motion passed 3-0-1.**

Site Plan

College Town Industrial Plaza has applied for site plan approval to develop a brewery with ancillary uses of retail and restaurant/pub in their facility at 7 Belknap Street.

Charlie Menard and Andrew Davis were present to discuss their plans. There will be no changes to the footprint of the building, no expansion. The size of the space they will occupy within the existing building is not final, but is within the range of 3,000-5,000 square feet. If they have 60 seats for the dining portion, that will use about 1800 gallons per day of water, while the brewery is anticipated to use 500 gallons per day of water. Operating hours would be approximately 4 pm until 2 am, kitchen closing at 9 pm. They hope to have live music, and would observe the noise ordinance.

Bob Lord of EF Wall, owner of CTIP, responded to PC questions. EF Wall intends to raze the residential structure that has been vacant since Irene, and the entrance will be behind there. There will need to be some minor grading in the entry area to create an ADA-compliant entrance. There are no plans for pole lighting, just entrance lighting, downcast and shielded, on the front of the building. All lighting will be LED.

Donahue would like there to be a sidewalk for pedestrian access, with lighting for pedestrian safety. Especially if there is no sidewalk, the area between Route 12 and the entrance will need lighting so that it's both inviting and safe for pedestrians. Jeffrey would like to see a lighting plan.

Chris Bean lives across Route 12 from the CTIP property, and stated that the proposed development would not affect him in any way. He can't hear any noise from the CTIP property.

The public hearing was closed at 7:30.

In deliberative session, the PC discussed that while a sidewalk would be very good, it is too expensive relative to the overall proposed development to make it a requirement of approval. They discussed that the applicants were not prepared to provide enough information about their plans with regard to lighting for the PC to approve the request. Jeffrey requested that the applicants submit a plan for lighting that complies with minimum code requirements to the ZA by 7/16/14 to allow the PC to consider approval of the site plan at their 7/21/14 meeting.

Sign

Kevin Pecor has applied for a sign permit for Paine Mountain Brewing Company, to be mounted on the building façade at 17 East Street.

Mary to approve, Kate seconded the motion. **The motion passed 4-0-0 pass.**

Conceptual Site Plan Discussion

Jon Guiffre described the location of his property at 139 Route 12 South. He noted that NU changes in their residency rules means fewer tenants. He would like to sell the house and have it moved; then build a general contractor's office/shop plus 2 bedroom apartment.

The PC discussed that the area is currently Urban Residential, which allows just a few commercial uses (restaurants, B&Bs), and would not allow for a contractor's office and shop. They discussed upcoming revisions to the zoning regulations, in which this area is designated Medium Density Residential, which is likely to be more restrictive than Urban Residential. Mr. Guiffre's proposal would not be allowed under current zoning, and would probably not be allowed under future zoning.

Regulations Interpretation

Martha Mahan asked whether there is any procedure to address "manifest errors" in the zoning regulations. She asserted that the area around her property at 114 & 118 South Main Street should never have been designated Residential A, and she would like the PC to expedite a change in the zoning of that area.

The PC discussed that the original designation of the area in the 1970s would have been the result of a rigorous public process, and they cannot second-guess the judgment of those who were involved in that process. They also advised that they have revised the zoning districts of the Town, and just need to complete the work of determining which uses will be allowed in which districts, and then adopt the amended regulations, which they hope to complete before the end of the year.

Request for Recommendation

Downs, Rachlin & Martin requested that the PC recommend to the Public Service Board the approval of a proposed AT&T telecommunications facility on Whetstone Drive.

Dollenmaier moved to recommend approval of project by PSB; Beal seconded. **The motion passed 4-0-0.**

Dollenmaier moved to adjourn, Donahue seconded the motion. The motion passed 4-0-0.

Adjournment: 8:45 pm

These minutes are subject to change at the next regular meeting; however, they are substantially correct.